



Land Sales Specialists

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

**18156 Hwy 59
Mound City, MO 64470
(660) 442-3177**

**1711 Oregon
Hiawatha, KS 66434
(785) 742-4580**

**1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010**

157.57 Acres, Holt County, MO

Here is a nice upland farm close to a public hunting area that has easy access off I-29, and spectacular views. It's highly tillable and offers a good hunting lease along with a cash rent tenant. Cheap Missouri Taxes, and did I mention it's not subject to flooding!!?

LOCATION:

This tract is located approx. 4.5 miles NE of Forbes, Mo. Go 2.3 miles East of Forbes, MO. on Hwy T then North on Hwy U approx. 1.4 miles, to Holt 325. Tract 2 will be about 0.5 mile on the South side of the Holt 325.

PRICE:

\$6,346.39/Taxable Acre or \$1,000,000.00 Total

IMPROVEMENTS:

This tract is unimproved.

FSA INFORMATION:

See information attached.

TAXES/TAXABLE ACRES:

2021 taxes were \$259.53 on 157.57 taxable acres.

ADDITIONAL NOTES:

- * This tract is \$26,360.10 Farming Income
- * Steady Known Farmer with a track record in Holt County. Landowner chose this farmer for work ethic and respect of the land.
- * Hunting is available and if the owner did not want to hunt it himself a good lease revenue could be established.

LISTING AGENT:

Jamie Barnes
(660) 851-1125 or jamie@barnesrealty.com

BROKER PARTICIPATION:

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners. Brokers should call our office for details of our Co-Brokerage Policy.

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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources:

County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

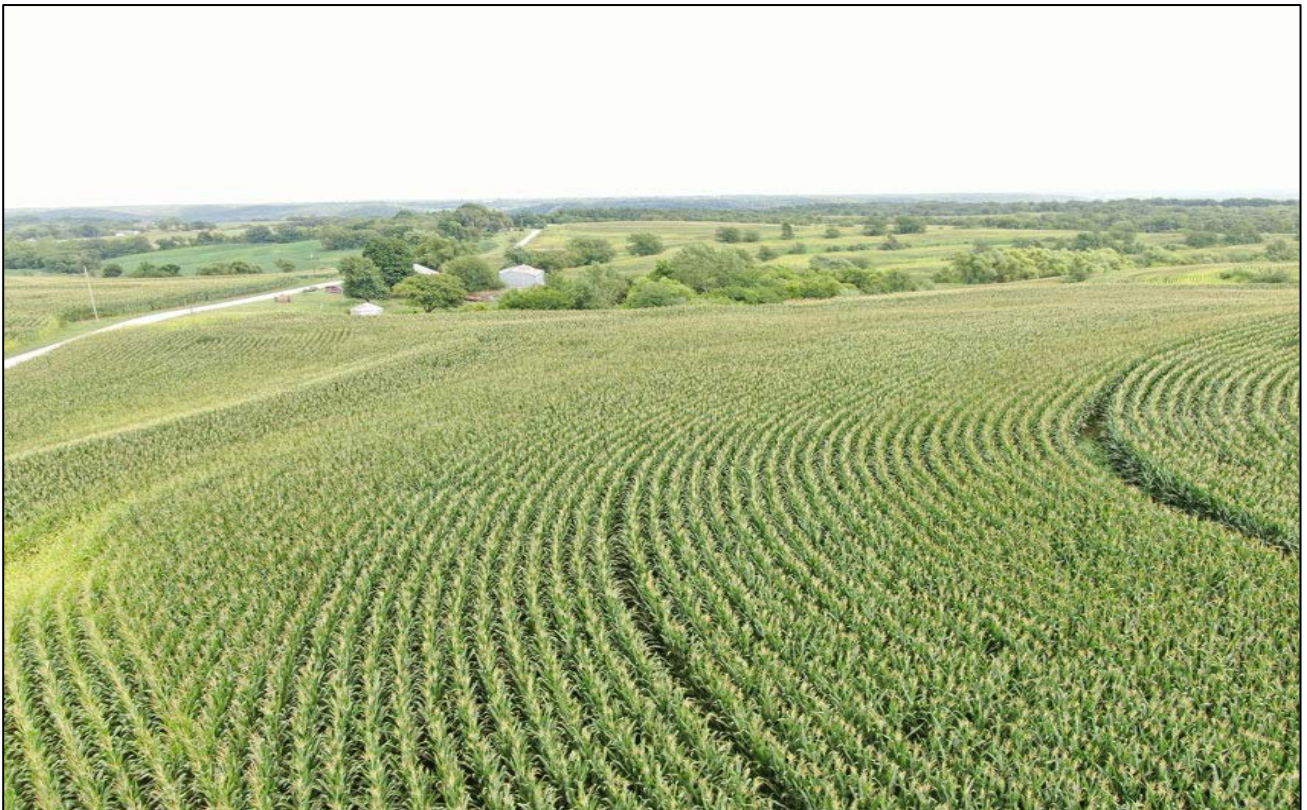
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.



157.57 Acres, Holt County, MO
Aerial Photos



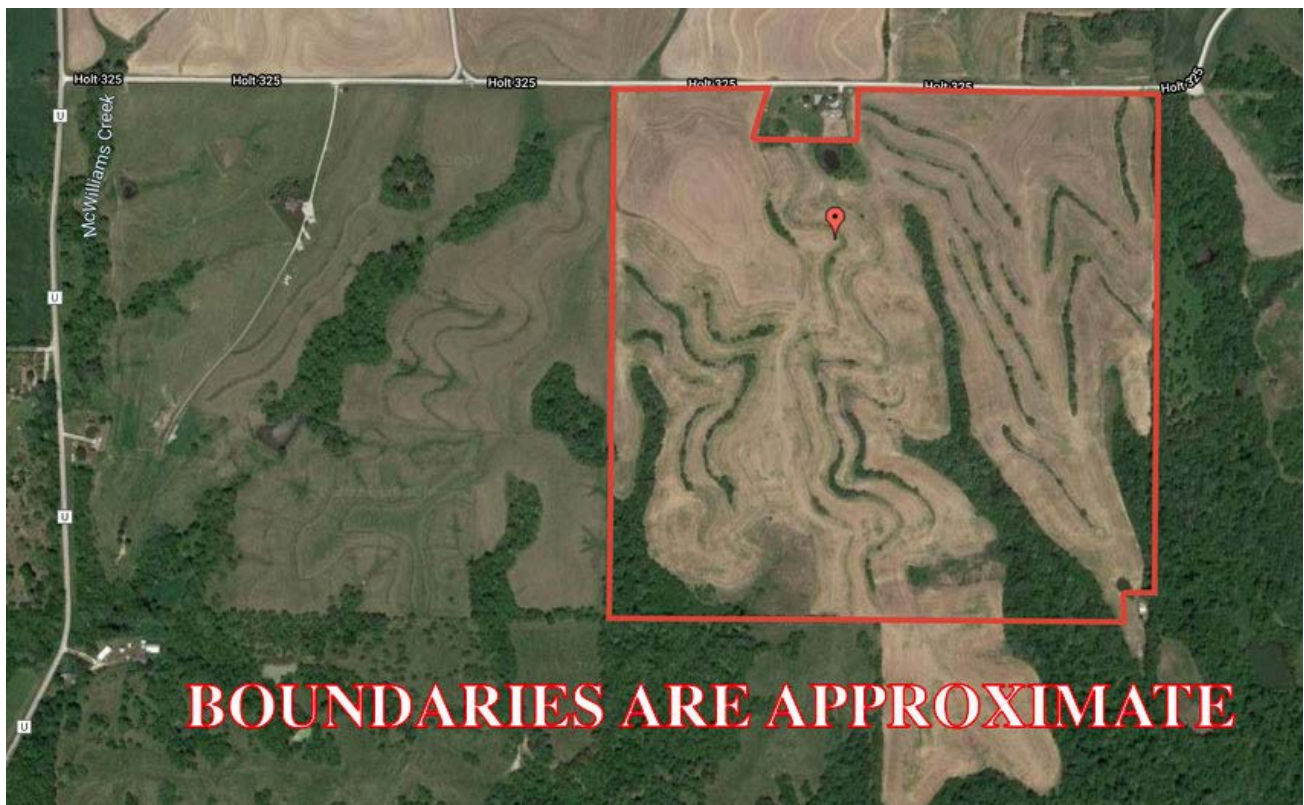
157.57 Acres, Holt County, MO



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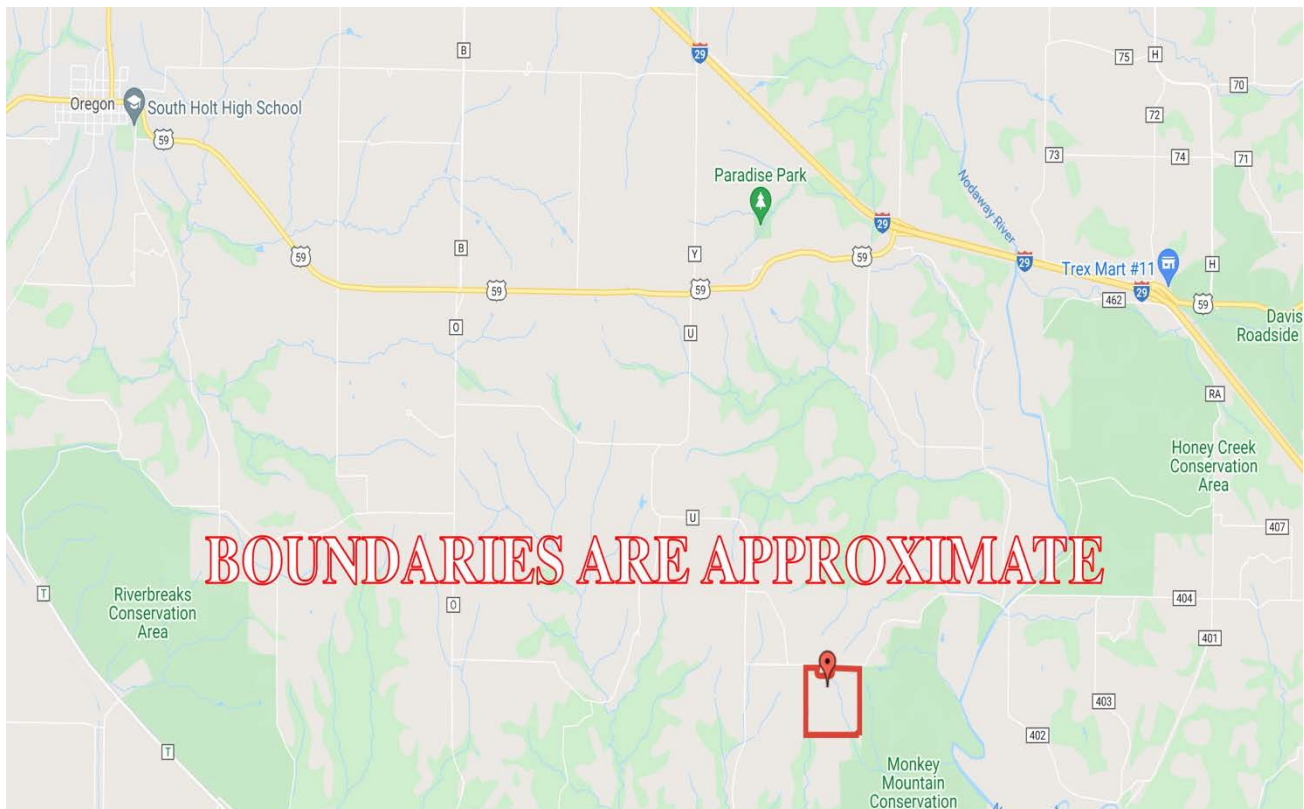
Google Aerial Map



157.57 Acres, Holt County, MO
General Location Map



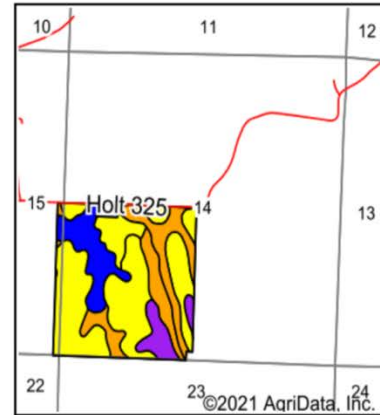
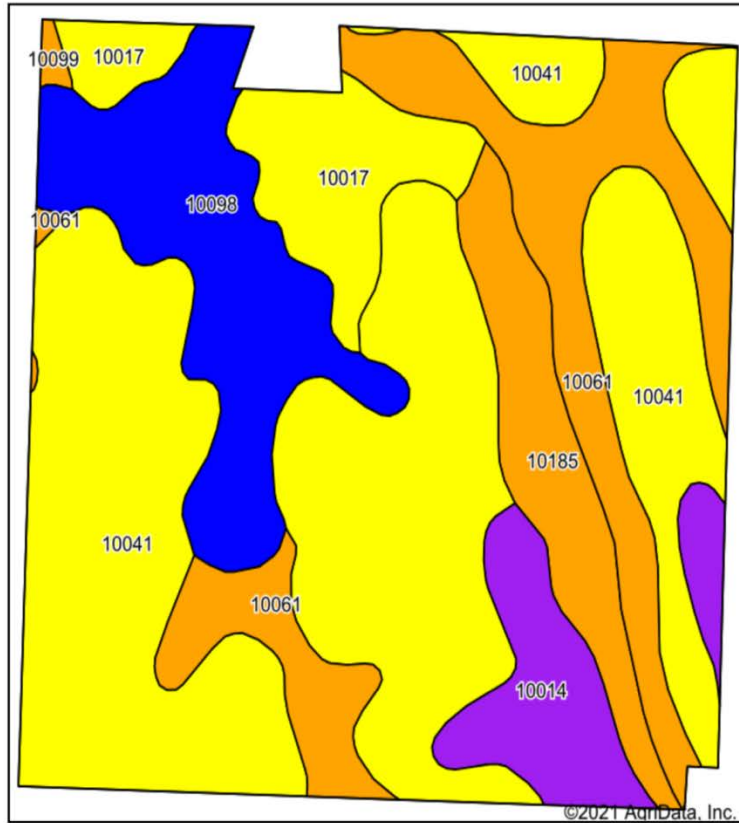
Driving Map



157.57 Acres, Holt County, MO

Soil Map

Soils Map



State: **Missouri**
 County: **Holt**
 Location: **14-59N-37W**
 Township: **Forbes**
 Acres: **157.57**
 Date: **8/17/2021**



Maps Provided By:



Area Symbol: MO087, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
10041	Knox silt loam, 14 to 20 percent slopes, eroded	76.96	48.8%		IVe	76	76	61	61
10061	Knox silty clay loam, 5 to 9 percent slopes, eroded	25.02	15.9%		IIle	79	79	65	66
10098	Marshall silty clay loam, 2 to 5 percent slopes	21.29	13.5%		Ile	89	89	74	77
10017	Contrary silt loam, 9 to 14 percent slopes, eroded	12.08	7.7%		IVe	73	73	65	62
10185	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	11.15	7.1%		IIle	76	76	55	56
10014	Brussels very flaggy silty clay loam, 14 to 50 percent slopes	10.63	6.7%		VIle	10	10	8	5
10099	Marshall silty clay loam, 5 to 9 percent slopes, eroded	0.44	0.3%		IIle	91	91	67	71
Weighted Average						*n 73.6	*n 73.6	*n 59.7	*n 59.9

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

157.57 Acres, Holt County, MO

Surety Map

Aerial Map



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Maps Provided By



Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 39° 55' 42.24, -95° 1' 33.7

0ft 832ft 1665ft

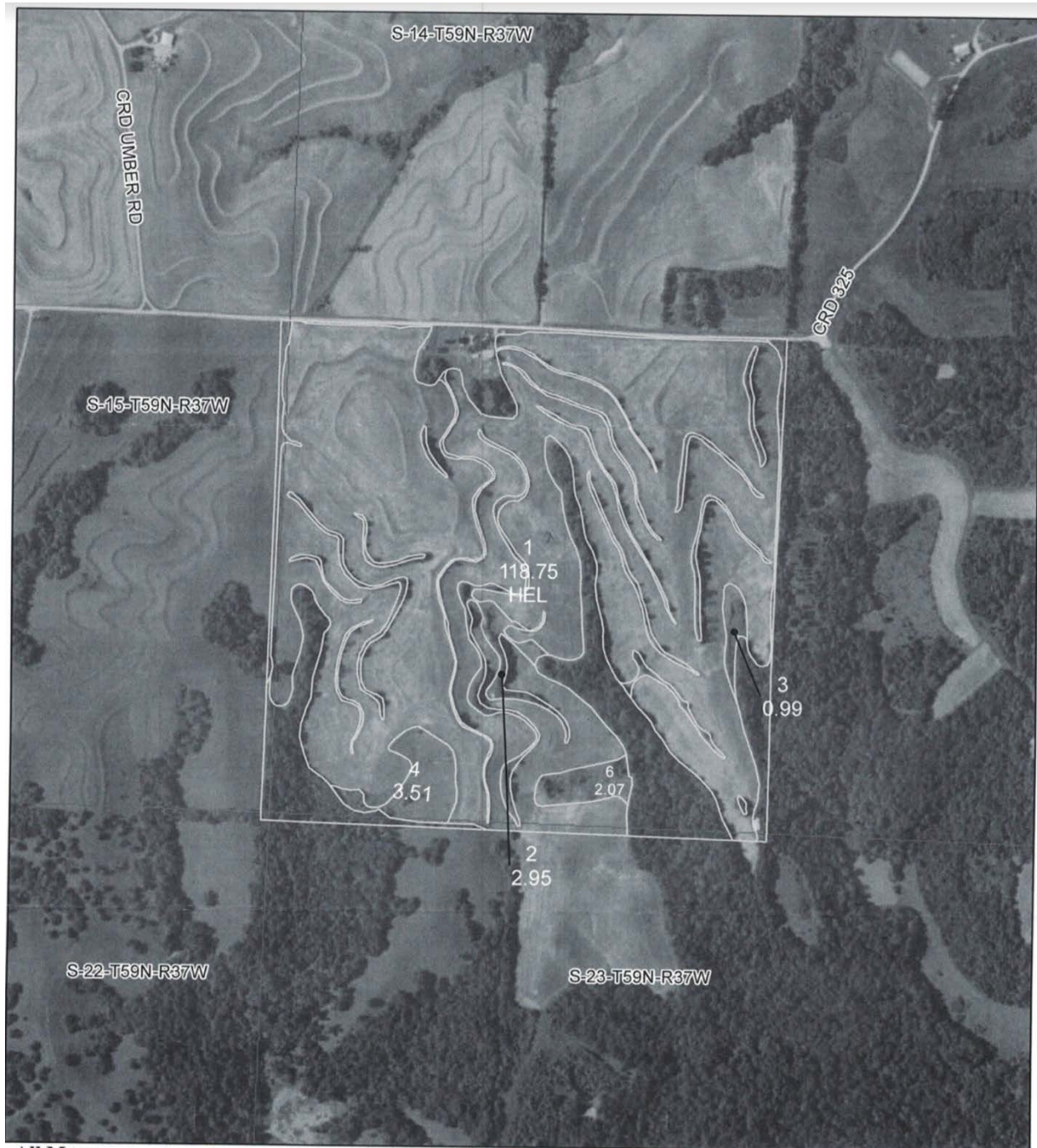
14-59N-37W
Holt County
Missouri



8/17/2021

157.57 Acres, Holt County, MO

FSA Aerial Map



All Measurements are For FSA Programs Only

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

Holt Co. FSA

C=Corn-Yel-GR CW=Corn-Whe-GR
 POP=Corn-Pop-GR AMY=Corn-Amy-GR
 SB=Soybn-COM-GR Milo=Sorgh-GRS-GR
 HRW=Wheat-HRW-GR SRW=Wheat-SRW-GR
 WXY=Corn-Wxy-GR
 GLS=Grass- SMO- LS ALF=Alfalfa-FG
 H=MIXFG-lgs-FG P=MIXFG-lgs-GZ
 All fields non-irrigated
 *Unless notated on Map

1:7,920



Program Year: 2021

Created: 5/13/2021

Flown: 2018-10-16

- clu
- crp
- plss

Farm 4726
Tract 3266

157.57 Acres, Holt County, MO

FSA 156 EZ

MISSOURI

HOLT

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4726

Prepared : 5/13/21 2:35 PM

Crop Year : 2021

Operator Name

Farms Associated with Operator : 29-087-3988, 29-087-4725, 29-087-4726

CRP Contract Number(s) : None

Recon ID : 29-087-2021-22

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
159.70	128.27	128.27	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	128.27	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	53.41	0.00	97	
Soybeans	53.39	0.00	34	0
TOTAL	106.80	0.00		

NOTES

Tract Number : 3266

Description : S14-59-37

FSA Physical Location : MISSOURI/HOLT

ANSI Physical Location : MISSOURI/HOLT

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners :

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
159.70	128.27	128.27	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	128.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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